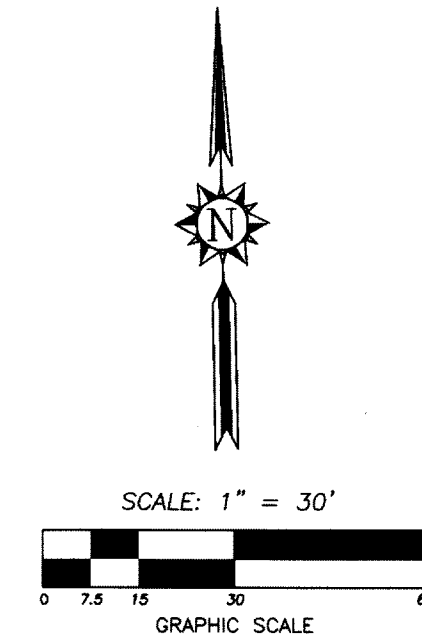


# "2nd STREET PLAT"

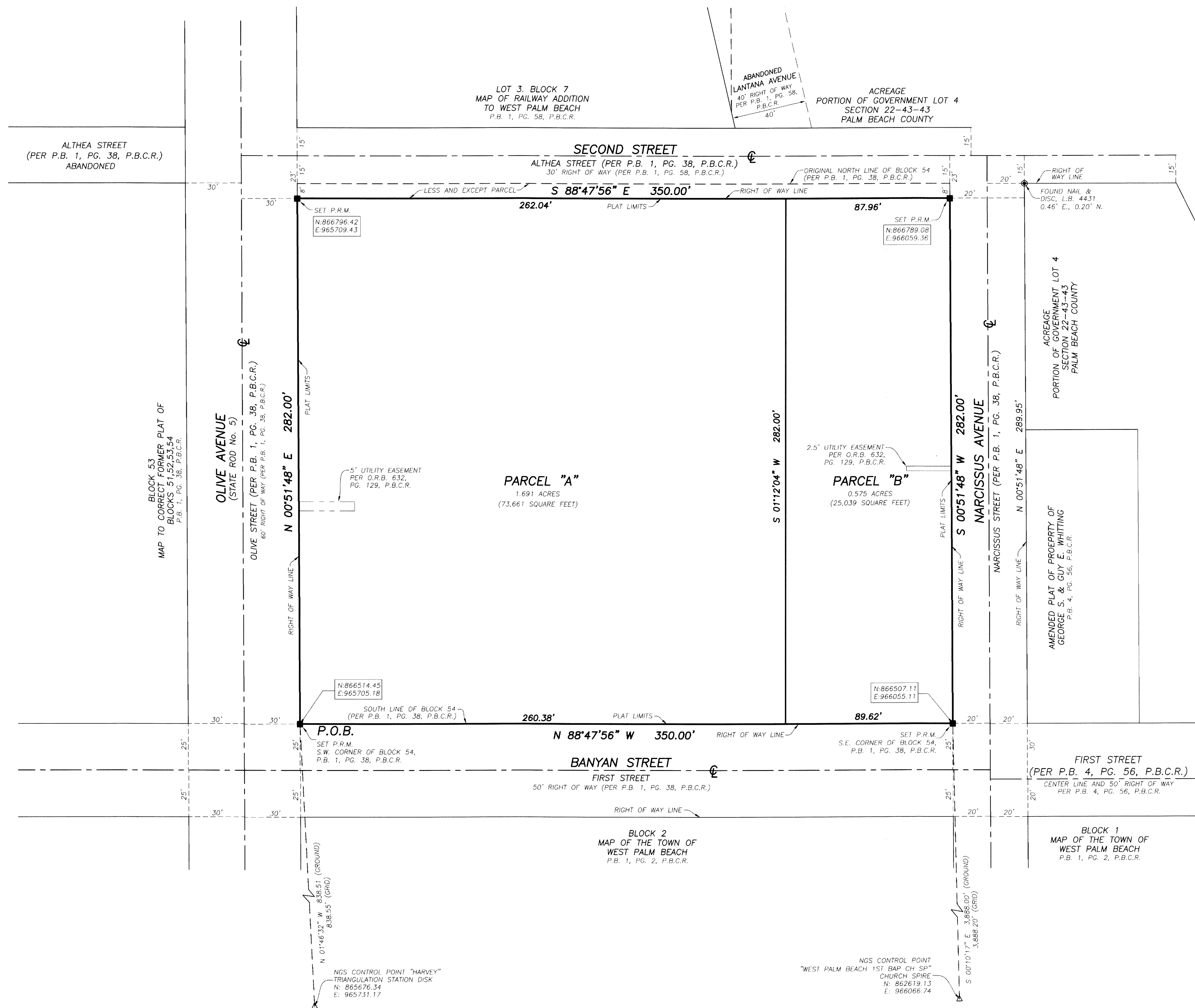
A REPLAT OF ALL OF BLOCK 54 OF THE MAP TO CORRECT FORMER PLAT OF BLOCKS 51, 52, 53, 54 AS RECORDED IN PLAT BOOK 1, PAGE 38, PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA LESS AND EXCEPT THE NORTHERLY 8.00 FEET OF SAID BLOCK 54 LYING IN SECTION 22, TOWNSHIP 43 SOUTH, RANGE 43 EAST CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA  
MARCH 2018

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STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT \_\_\_\_\_  
THIS \_\_\_\_\_, DAY OF \_\_\_\_\_  
20\_\_\_\_ AND DULY RECORDED  
IN PLAT BOOK \_\_\_\_\_  
PAGES \_\_\_\_\_  
SHARON R. BOCK,  
CLERK AND COMPTROLLER  
BY: \_\_\_\_\_  
DEPUTY CLERK



SHEET 2 OF 2



### LEGEND:

- ⊕ CENTERLINE
- P.O.B. POINT OF BEGINNING
- P.B.C.R. PALM BEACH COUNTY RECORDS
- P.R.M. PERMANENT REFERENCE MONUMENT
- DISC STAMPED "P.R.M. L.B. 7551"
- N: NORTHING
- E: EASTING
- L.B. LICENSED BUSINESS
- O.R.B. OFFICIAL RECORDS BOOK
- P.B. PLAT BOOK
- PG. PAGE
- BREAK IN LINE SCALE
- N.G.S. NATIONAL GEODETIC SURVEY

### NOTE:

1. THE COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR, NORTH AMERICAN DATUM (N.A.D.) OF 1983, 1998 READJUSTMENT BY PALM BEACH COUNTY.
2. ALL DISTANCE ARE GROUND UNLESS OTHERWISE NOTED. THE SCALE FACTOR FOR NGS CONTROL POINT "HARVEY" = 1.00005105. THE SCALE FACTOR FOR NGS CONTROL POINT "WEST PALM BEACH 1ST BAP CH SP" = 1.00005129. (GROUND DISTANCE = GRID DISTANCE / SCALE FACTOR).
3. THE BEARINGS SHOWN ARE GRID DATUM AND ARE BASED ON A BEARING OF S 88°47'56" E, ALONG THE CENTERLINE OF SECOND STREET AND REFER TO THE FLORIDA STATE PLANE COORDINATES SYSTEM, EAST ZONE, TRANSVERSE MERCATOR, NORTH AMERICAN DATUM (N.A.D.) OF 1983, 1998 READJUSTMENT BY PALM BEACH COUNTY.
4. THE DISTANCES AND DIMENSIONS SHOWN HEREON ARE BASED UPON U.S. SURVEY FEET AND FRACTIONAL PARTS THEREOF.
5. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
6. NO BUILDING OR ANY KIND OF CONSTRUCTION OF TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY OF WEST PALM BEACH APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
7. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
8. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF WEST PALM BEACH ZONING REGULATIONS.
9. NARCISSE AVENUE AS SHOWN HEREON HAS BEEN ABANDONED PER CITY OF WEST PALM BEACH DISCLAIMER RECORDED IN OFFICIAL RECORDS BOOK 27084, PAGE 483 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TELEPHONE NO 561-314-0769 FAX NO 561-314-0770



3460 FAIRLANE FARMS ROAD, SUITE 6, WELLINGTON, FL. 33414